

# FOR LEASE

656 Capital Circle Northeast Tallahassee, FL 32301

# NAI TALCOR

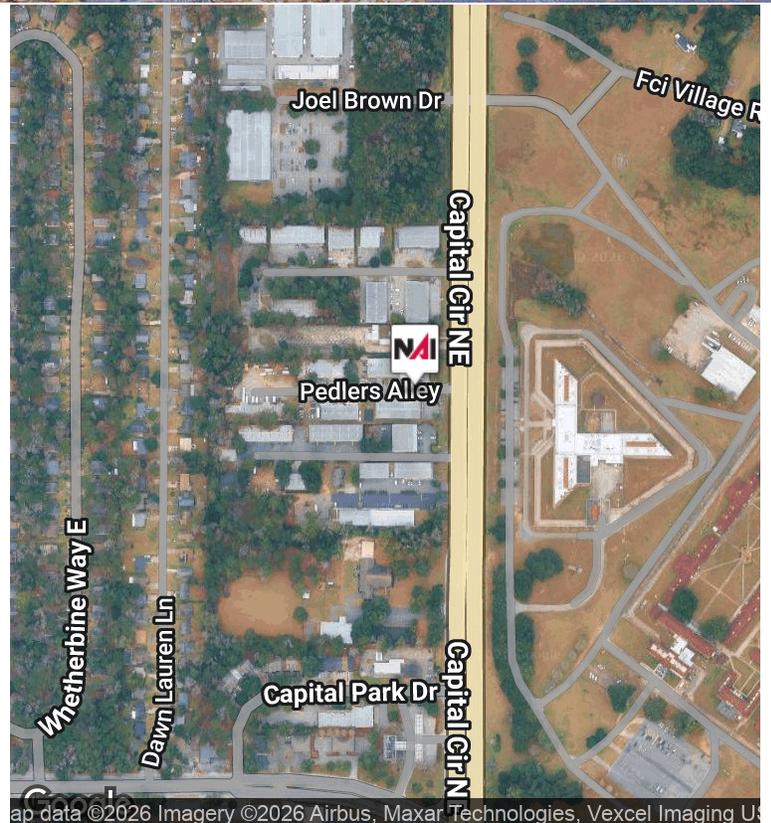


## Industrial | 1,500sf

End unit of 656 CCNE, Unit B, which formerly was the warehouse for the Florida Medical Association. Tall 12' roll up doors and inside clear height of 20' lends this unit the ability to stack multiple pallets inside. The office space is on two levels, with stairs to the second floor.

- NE Location Flex Warehouse
- Affordable 1500-3000sf size (Divisible)
- Offices and Restroom Included

**Lease Rate: \$12.00 SF/Yr**



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**NAI TALCOR**

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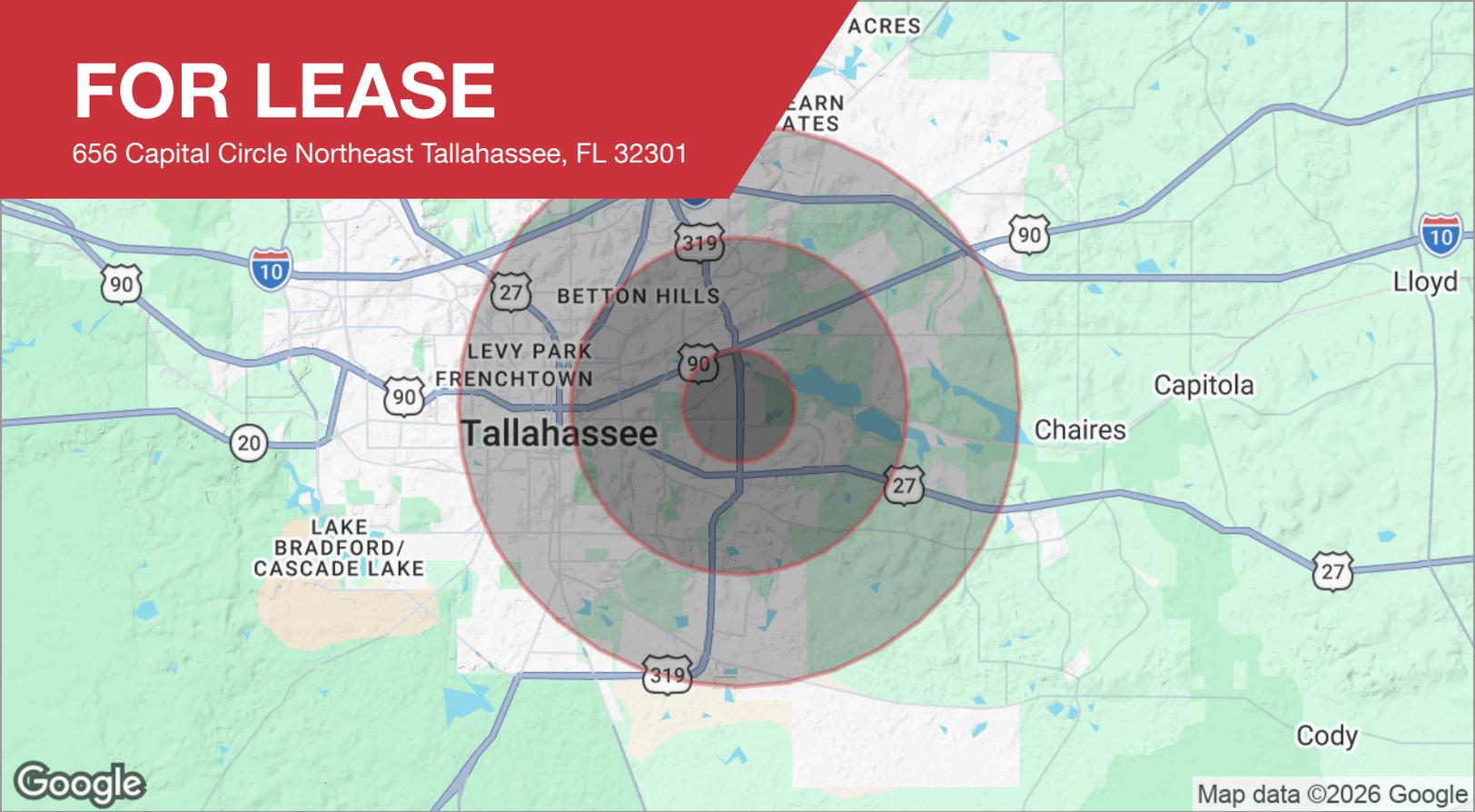
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## DEMOGRAPHICS

| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 6,594     | 54,385    | 133,270   |
| Median age          | 41        | 41        | 38        |
| Median age (male)   | 40        | 40        | 37        |
| Median age (Female) | 42        | 42        | 39        |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 2,988     | 25,699    | 56,202    |
| # of persons per HH | 2.2       | 2.1       | 2.4       |
| Average HH income   | \$82,684  | \$96,961  | \$90,174  |
| Average house value | \$239,233 | \$313,147 | \$313,836 |

\* Demographic data derived from 2020 ACS - US Census